

## **Planning Board - Site Walk Minutes**

32 Cedar Point Road

May 9, 2018

### **Attendees**

Bob Brown, Planning Board Secretary

Michael Behrendt, Durham Town Planner

Steve Riker, Ambit Engineering

Lorne Parnell, Planning Board

James Bubar, Planning Board

Ben Heiderscheidt, Applicant

Paul Rasmussen, Planning Board Chair

Craig Harris, Neighbor, 34 Cedar Point Road

Paul Briand, Neighbor, 41 Cedar Point Road

Joanne Tremaine, Neighbor, 37 Cedar Point Road

Debbie Masse, Neighbor, 30 Cedar Point Road

Dave Gerard, Neighbor, 33 Cedar Point Road

Sally Tobias, Town Council Alternate to Planning Board

Chair Rasmussen called the meeting to order at 4:01 pm.

Steve Riker explained that Ambit Engineering is handling the engineering and that DeStefano Architects are handling the design of the home. He shared that some approvals have been received and there are more “non-local” approvals to obtain.

Steve shared the site plan, beginning at the front of the existing home. He pointed out that the property lines on Cedar Point Road go to the middle of the roadway. He explained that the shed to the left of the existing house will be removed. He pointed out some of the flagged stakes to identify lot lines. A neighbor asked if the existing wall next to her property will be rebuilt and will it have any affect on her septic or well which is adjacent and Steve said it will not have an impact.

Steve explained that the new home will have a similar foot print to the existing footprint, but the house will have a larger “volume” due to a 2<sup>nd</sup> floor. It was noted that the Durham Public Works has plans to pave the roadway at this end of Cedar Point Road, likely this summer.

Steve continued explaining the location of the garage, and planned access to it. He talked about the corner of the driveway and the need for a retaining wall. As we walked to the water front side of the existing home, Steve pointed out the test pits. There was discussion of the height of the patio and Steve and Ben explained the proposed location of the septic system so the system will not have an impact on any neighboring wells. There was discussion of the type of septic system to be installed, requiring a much smaller area for a leech field. There was discussion regarding the high water/high tide mark and whether the house measurements accommodated the necessary distance. A neighbor mentioned that this area is not a flood zone.

Chair Rasmussen adjourned the meeting at 4:23 pm.

Respectfully submitted,

Bob Brown, Planning Board Secretary